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TUKWILA CITY COUNCIL MEETING APRIL 20, 2009

- I am here on behalf of the Harnish Group and NC Machinery Co. We join the other landowners in the comments and concerns they have expressed today. Also, we reaffirm for the record all of our earlier comments given in public testimony October 9, 2008, January 15, 2009 and submitted by HGI and its attorneys in letters dated October 16, 2008 and December 10, 2008.
- We were encouraged to see modified buffer width proposed for East River bank without levee from I-405 south to City Limits.
 - Originally a 125ft buffer relaxed to 100ft.
 - We are on a non-levee side of the river and believe the buffer can be reduced even further.
- We were encouraged to see the new language in 14.6(A) and (B) relating to nonconforming uses and structures.
 - However this is still much more restrictive than the method used by Bellevue as described in our letter January 15, 2009.
- Finally, in reference to our December 10, 2008 letter to the Planning Commission we point out City staff's recommendation to designate HGI's property within the "Urban conservancy" environment. HGI's property is zoned Commercial/Light Industrial and is currently used intensively in NC Machinery's heavy equipment business. The Urban conservancy shoreline environment designation is totally inconsistent with the established uses of the property, the underlying zoning, and the SMP Guidelines that the City must follow.
- The SMP Guidelines direct the City to assign a "high-intensity" environment designation to shoreline areas within incorporated municipalities if they currently support high-intensity uses related to commerce, transportation or navigation. HGI's heavy equipment business involves just such high-intensity uses related to commerce and transportation. Therefore, given the lack of water-dependent uses and developments, and the lack of anticipated demand for water-dependent development, in Tukwila, the City should assign a high-intensity environment designation to HGI's property.

Thank you for the opportunity to comment. I am submitting a copy of these remarks to the City Council for inclusion in the record.

John F. Storm
Facilities Project Manager

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